

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: August 28, 2014

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Chris Geissler, Commissioner
April Goshe, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

Chairperson O'Donnell called the meeting to order at 7:01 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, absent; Chris Geissler, present; April Goshe, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 14-02: Barrington Village Center Project – Final Details

Owner: Village of Barrington
200 S Hough Street
Barrington, IL 60010

Developer: Arthur Hill & Co.
900 Clark Street
Evanston, IL 60201

Architect: HKM Architects+Planners, Inc.
43 S. Vail Avenue
Arlington Heights, IL 60005

On May 8, 2014, the ARC recommended approval of a Certificate of Approval for revisions to the Barrington Village Center project. The revisions included a proposal for all one-story buildings as an alternate to the two- and three-story buildings originally approved. The Village Board accepted the ARC's recommendation for approval.

As the leasing has progressed for this development, the need for a two-story space to accommodate a roof top dining area has arisen. The Petitioner is proposing revisions to incorporate a partial second story and roof top dining space on the west corner of Building #2A. No other modifications to Building #1 or Building #2B are proposed at this time. Staff recommends approval of the proposed revisions to Building #2A.

Mr. Mark Hopkins, HKM Architect+Planners, said that the fence is up and the steel is about to be ordered. The buildings will be ready next year. They have a restaurant tenant that wants a second floor. It is a high quality tenant. He presented the plans with the two-story component for the restaurant. There will be an elevator and two sets of stairs to the second floor. There will be an open area on the second floor that faces Main Street and accordion doors in the enclosed area that can be opened on good weather days. There will be a pergola and black railing on the second floor in the open area. The entry is on the west side with a right in, right out of the parking lot. They will use the same materials as before. There is a mansard roof that will hide the heating and cooling units. The other building will remain that same.

Chairperson O'Donnell presented an email from Commissioner Kozak (not in attendance) who relayed that he likes the project.

Chairperson O'Donnell is happy with the two-story element and is ready to adopt the Staff findings tonight.

Commissioner Geissler asked how they decided to move the corner element.

Mr. Hopkins said that the project has bounce and variation. The tower is around the corner from the restaurant. It is a focal point in the middle of all the buildings and believes that it is successful in its new position. He demonstrated the massing of the project at street level.

Commissioner Plummer said the tower element marks the entrance to the walkway and the parking lot. It will be easy to direct pedestrians to walk towards the tower.

Commissioner Goshe asked about the fan units on the second floor.

Mr. Hopkins said that they have been working with the TI architect and the building engineer.

Commissioner Goshe said that sometimes the engineering plans come in at the end. She is concerned that it will not be screened properly.

Mr. Hopkins said he thinks it will be. If not, they will have to make adjustments.

Commissioner Plummer asked what will be done for the removal of waste.

Mr. Hopkins said there are several dumpster areas within screened enclosures.

Commissioner Goshe is concerned about the metal railing along the roof edge. She asked if 48 inches is enough. She is worried about the safety of the railing.

Mr. Hopkins said the requirement is 42 inches, they extended it to 48 inches for safety.

Vice-Chairperson Coath appreciates the second story. It makes it more interesting.

A motion was made by Commissioner Geissler and seconded by Commissioner Plummer to approve ARC 14-02 Barrington Village Center Project – Final Details.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, absent; Commissioner Geissler, yes; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5 - 0. The motion carried.

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ARC 13-21: 213 W. Russell Street – Final Details

Owner: Mr. & Mrs. Charles Csaczar
217 N. Salem Rd.
Ridgefield, CT 06877

Architect: Mark Swanson
563 S. Summit Street
Barrington, IL 60010

On May 8, 2014, the ARC approved a Certificate of Appropriateness for 213 W. Russell Street for a large rear and side addition to the existing primary structure. This project is currently under construction.

The Petitioner is requesting approval to relocate the porch from the center to the corner of the rear elevation as well as modifications to the window configuration on the rear elevation. In addition, the Petitioner is requesting minor modifications to the existing detached garage. Originally, no modifications were proposed for the detached garage. However, the property owner is now looking to restore the exterior materials, remove a service door, replace all overhead garage doors, and construct a small garden shed on the side of the garage. Overall, the modifications to the size and architectural design of the garage will be minimal. However, the improvements to the general appearance of the garage will be substantial. Staff recommends approval of the proposed modifications.

Mr. Mark Swanson, architect for the Csaczars, said that the current garage will be a two-car garage with a potting shed. They will reduce the driveway and move the porch off the back gable and slide it to the right. They will have two double-hung windows in the breakfast area.

The Commission had no concerns with the final details.

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New Business

ARC 14-09: 520 S. Grove Avenue – Preliminary Review

Owner: Mary Kay Lauderback
102 E. Hillside Avenue
Barrington, IL 60010

Architect: HBB Architectural (Harry Burroughs)
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of a new single-family residence and two-car detached garage in the Historic Preservation Overlay District. All plans are subject to a final building, engineering and zoning review, and approval prior to the issuance of a building permit.

There are some outstanding zoning issues with this proposal; the daylight plane is not compliant. The petitioner is seeking comments on the overall architectural style of the house and plans to have the zoning issues resolved prior to the public hearing.

Mr. Patrick Lytle, builder for Ms. Lauderback, presented the plans and was seeking comments from the commissioners.

Chairperson O'Donnell said he is familiar with the lot and said it has its challenges.

Mr. Lytle said it is the smallest lot in town. It has a change in elevation, a shared driveway, and problems with the daylight plane. The house is a Folk Gable L style house. The primary structure is the folk house with lap board siding. There is an illusion of a front porch. The addition is subordinate to the main structure.

Commissioner Goshe is concerned about the many types of materials shown. She would like to see more consistency of materials.

Mr. Lytle said they will be having one masonry component and they will be trying to bring the siding down so that not as much of the foundation will be showing. They want an authentic look. They plan to use 5/8 inch Hardi Board because of the maintenance.

Vice-Chairperson Coath suggested they use the extra money saved on the Hardi Board to install a better grade of siding that will hold the paint better.

Mr. Lytle said that the Hardi Artisan Board is beveled. It will look like an old Farmhouse structure, mid-to-late 1800s, with crown moldings, and will not lack in details. It will possibly have some board and batten and aluminum clad windows. He is looking for an opinion on windows, casement or double-hung.

Vice-Chairperson Coath said he thinks casement would work against them. Casements are lacking in the community. Double-hung would be better. He questions the decorative transoms on the second floor, usually they are on the main floor. He could live with it though. He does not like the large cross pattern in the front door.

Mr. Lytle said if windows are a hang-up, he will go with the Commission's recommendation.

Commissioner Plummer thinks that two steps up for the front door would be better.

Mr. Lytle said that because of the slope of the property, it would be difficult.

Vice-Chairperson Coath said with another step or two it would be a more convincing porch. He also doesn't like the variation in the roof pitches.

Chairperson Goshe said she thinks the windows should be double-hung and be sized more consistently.

Commissioner Geissler said it sounds they have considered everything has been as far as the steps go.

Commissioner Goshe thinks there should be more horizontal elements in the back of the house.

Vice-Chairperson Coath suggested Galvalum gutters that look like tin.

Vice-Chairperson Coath is okay with the shape of the chimney.

Mr. Lytle said that because of the daylight plane, the second floor will be 7'6".

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Approval of Minutes

July 24, 2014

Commissioner Geissler made a motion to approve the July 24, 2014 meeting minutes, Commissioner Goshe seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Geissler to adjourn the meeting at 8:41 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date: September 25, 2014